



La Golindrina Renney Road

Heybrook Bay, Plymouth, PL9 0BD

£525,000



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RENNEY ROAD, HEYBROOK BAY, PL9 0BD

SUMMARY

Superb detached property in a highly sought-after location enjoying fantastic views over Plymouth Sound. The accommodation briefly comprises an entrance porch & hallway, lounge, mezzanine-style additional sitting/dining room overlooking the garden, kitchen with separate utility plus a ground floor shower room/wc, conservatory providing integral access to the garage, 2 ground floor double bedrooms together with an ensuite bathroom. On the first floor there is a magnificent open-plan reception room with a balcony providing amazing views. There is also a store room & a timber shed/workshop within the generous rear garden. Driveway. Double-glazing. CCTV. No onward chain.

LOCATION

Heybrook Bay is an idyllic coastal hamlet situated in the glorious South Hams. It lies approximately ten miles south of the university city of Plymouth with its interesting maritime history, vast choice of entertainment and dining options and range of leisure facilities. One of the principal attractions of Heybrook Bay is easy access to the South West coastal path, together with outstanding panoramic sea views across towards the Cornish peninsula. It has its own pretty pebble beach and is close to the lovely sandy beaches of Wembury and Bovisand. It also has a well-frequented local pub and restaurant, and is just one mile from the hamlet of Down Thomas with its more extensive local amenities.

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH

Providing access to the hallway.

HALLWAY

10'10 x 6'8 (3.30m x 2.03m)

Providing access to the ground floor accommodation.

LOUNGE

15'9 x 11'11 (4.80m x 3.63m)

Chimney breast with fireplace. Staircase with a hard wood and

glass balustrade ascending to the first floor. Sliding doors with fitted blinds to the side opening into the conservatory. Hard wood steps with matching glass and hardwood balustrade leading up to the mezzanine-style sitting/dining room.

SITTING/DINING ROOM

21'9 x 9'11 (6.63m x 3.02m)

A lovely room with full-height windows and sliding doors to the rear overlooking the garden. Matching staircase and balustrade, also providing access into the kitchen.

KITCHEN

11'9 x 9'10 (3.58m x 3.00m)

Range of base and wall-mounted cabinets with matching work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit. Built-in dishwasher. Built-in double oven and grill. Separate inset hob. Floor-mounted boiler. Inset ceiling spotlights. Window to the side elevation. Archway opening into the utility room.

UTILITY ROOM

5'11 x 4'8 (1.80m x 1.42m)

Space and plumbing for washing machine. Wall-mounted storage cupboard. Space for free-standing fridge-freezer. Door leading to outside. Separate door opening into the downstairs shower room/wc.

DOWNSTAIRS SHOWER ROOM/WC

5'11 x 4'11 (1.80m x 1.50m)

Fitted with an enclosed shower with waterproof panelling, wc and wall-mounted corner-style basin with a matching splash-back. Chrome towel rail/radiator. Small loft hatch. Inset ceiling spotlights. Window with a blind to the side elevation.

CONSERVATORY

18'3 x 7'9 (5.56m x 2.36m)

Situated to the side elevation. Double-glazed windows. Polycarbonate glazed roof. Tiled floor. French doors to the rear overlooking and opening onto the garden. Doorway providing integral access into the garage.

BEDROOM ONE

11'10 x 10'4 wall-to-wall (3.61m x 3.15m wall-to-wall)

Range of wardrobes. Matching cabinets and drawers. Window to the front elevation with views.

ENSUITE BATHROOM

8'5 x 8' (2.57m x 2.44m)

Access from bedroom one and the hallway. Comprising a bath, pedestal basin and wc. Airing cupboard with shelving and housing the hot water cylinder. Fully-tiled walls. 2 obscured windows to the side elevation.

BEDROOM TWO

11'10 x 10'10 wall-to-wall (3.61m x 3.30m wall-to-wall)

Range of built-in wardrobes, drawer unit and bedside cabinet. Window to the front elevation with views.

FIRST FLOOR OPEN-PLAN RECEPTION ROOM

24'1 x 16' (7.34m x 4.88m)

A stunning room with sliding double-glazed doors opening onto a balcony enclosed by stainless-steel and glass balustrade. From the balcony there are fantastic sea and countryside views towards Plymouth. 2 additional Velux windows with fitted blinds to the rear elevation. Doorway opening into the store room,

STORE ROOM

9'7 x 4'6 (2.92m x 1.37m)

Velux skylight with fitted blind to the rear elevation. Walk-in storage cupboard.

GARAGE

15'10 x 8'2 (4.83m x 2.49m)

Remote roller door to the front elevation. Integral rear access door leading to the conservatory. Pitched roof. Power and lighting.

WORKSHOP/SHED

11'7 x 7'7 (3.53m x 2.31m)

A timber building within the rear garden. Composite decking. Power and lighting. Work bench and shelving.

OUTSIDE

To the front is a paved driveway providing plentiful off-road parking. Beside the drive the garden is laid to lawn bordered by shrubs. There are lovely views from the front of the property. Outside lighting. Pathways lead around both side elevations providing access to the rear. There is a large enclosed rear garden which is laid to lawn together with mature shrubs and decking. There are fantastic views

COUNCIL TAX

South Hams District Council

Council tax band E

SERVICES

The property is connected to mains water and mains electricity. The central heating is oil-fired but is not currently working. The gas has been disconnected to the property. There is private drainage.



Road Map



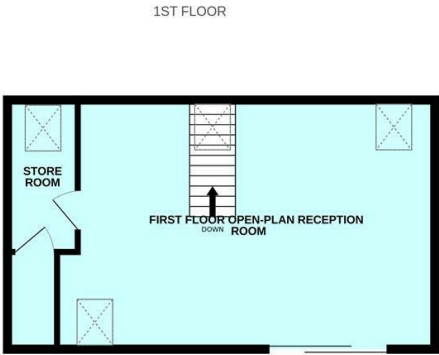
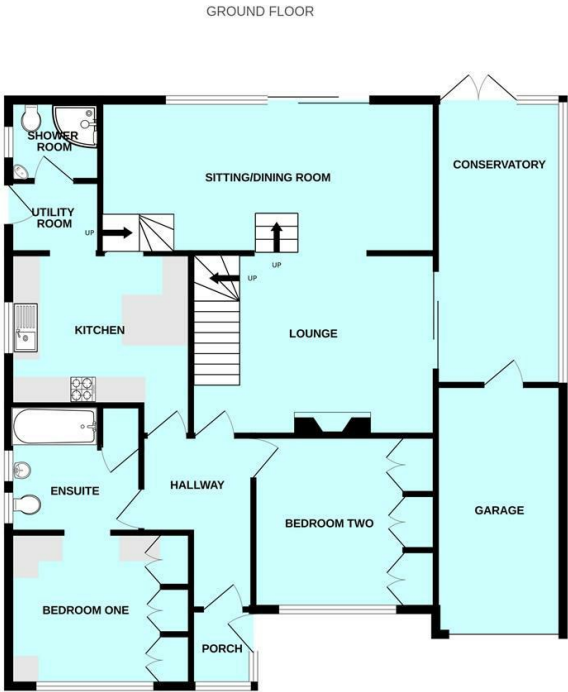
Hybrid Map



Terrain Map



Floor Plan

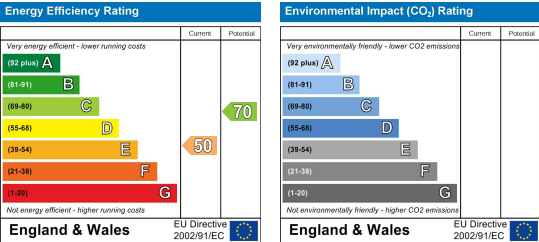


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Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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